180.0	0007	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	558,600	/	558,600
USE VALUE:	558,600	/	558,600
ASSESSED:	558,600	/	558,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARNA SUMIT & NISHU
Owner 2:	
Owner 3:	
Street 1:	7 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KELLY AGNES T/ ESTATE -
Owner 2:	-
Street 1:	C/O PAULA DRISCOLL
Twn/City:	N READING
St/Prov:	MA Cntry:
Postal:	01864

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1286 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5568.000	185,100	3,700	369,800	558,600
Total Card	0.128	185,100	3,700	369,800	558,600
Total Parcel	0.128	185,100	3,700	369,800	558,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.24 | /Parcel: 434.24

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 122361

GIS Ref

GIS Ref

Insp Date 05/17/18

!14166!

PREVIOUS ASSESSMENT

Parcel ID 180.0-0007-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	185,100	3700	5,568.	369,800	558,600		Year end	12/23/2021
2021	101	FV	178,600	3700	5,568.	369,800	552,100		Year End Roll	12/10/2020
2020	101	FV	178,600	3700	5,568.	369,800	552,100	552,100	Year End Roll	12/18/2019
2019	101	FV	157,700	3700	5,568.	369,800	531,200	531,200	Year End Roll	1/3/2019
2018	101	FV	157,700	3700	5,568.	311,700	473,100	473,100	Year End Roll	12/20/2017
2017	101	FV	157,700	3700	5,568.	285,300	446,700	446,700	Year End Roll	1/3/2017
2016	101	FV	157,700	3700	5,568.	243,000	404,400	404,400	Year End	1/4/2016
2015	101	FV	147,500	3700	5,568.	211,300	362,500	362,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:27:49

LAST REV

Date	Time
08/19/21	11:47:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY AGNES T/	1572-92	1	5/6/2021	Estate/Div	575,000	No	No		
	853-34		8/16/1974		36,500	No	No		Agnes Theresa (Kelly) Phillips dod 4/28/2020

USER DEFINED

Prior Id # 1:	122361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2021	887	Add Att	32,000	O				
10/8/1993	503	Manual	8,500					REROOF/REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Meas/Inspect	BS	Barbara S
10/15/2008	Meas/Inspect	163	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
12/21/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5568		Sq. Ft.	Site		0	70.	0.95	7			Topo	-10					369,835						369,800	

Total AC/HA:	0.12782	Total SF/SM:	5568	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	369,835	Spl Credit		Total:	369,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	149.242
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298095
Depreciation:	112978
Depreciated Total:	185117

COMMENTS

OF=SINK ON TQS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1 HB

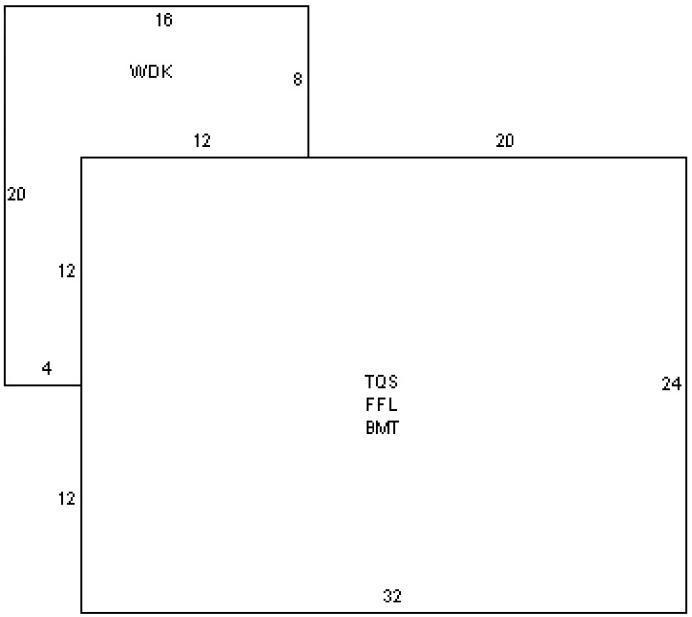
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.24
Special Features:	0	Val/Su Net:	80.90
Final Total:	185100	Val/Su SzAd	137.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.770	34,385
FFL	First Floor	768	149.240	114,618
TQS	3/4 Story	576	143.270	82,525
WDK	Deck	176	11.740	2,066

Net Sketched Area:	2,288			Total:	233,594
Size Ad	1344	Gross Area	2480	FinArea	1286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	10		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0007-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1947	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700

IMAGE

AssessPro Patriot Properties, Inc